Tuesday, December 10, 2024 7:00 p.m.

Richard J. Pasco Council Chambers, City Hall

10 S. State St, Greenfield, IN 46140

Plan Commission President, Becky Riley, called the meeting to order at 7:00 p.m.

Commission Secretary, Monica Evans, took Roll Call with the following members present:

Becky Riley, President

Chris Cooper

Mike Terry

Paulette Richardson

David Spencer

Jeff Lowder

Glen Morrow

Kristina Baker

Laurene Lonnemann

Nonmember staff present:

Monica Evans, Secretary

Gregg Morelock, Attorney

Evan Beaty, Planner

B. Riley called the meeting to order at 7pm.

At this time B. Riley swore new Plan Commission Member L. Lonnemann in.

B. Riley presented a motion for the November meeting minutes with corrections. A motion was made by D. Spencer and seconded by K. Baker. Motion carried viva voce.

E. Beaty gave the Administrators report. He stated there have been 11 new single-family permits in November. For a total of 193 for the year. Most of the permits were issued in the Woodfield Point subdivision. Four commercial permits were issued as well in November. There has been a total of 514 permits issued for the year.

**NEW BUSINESS:**

**DEV24-02: Retail Space Expansion-1523 Melody Lane :** Petitioner is requesting approval for a development plan to expand an existing retail development within Lot 2 of the Brandywine Plaza Shopping Center.

P. Going came forward and was sworn in. He stated that he would like a continuance as he made a mistake and did not get the notices mailed out by the deadline. He got the legal ad placed in the paper, but did not get the mailings out.

A motion was made to continue for 1 month by D. Spencer and seconded by M. Terry. Motion carried 9-0.

**DEV24-03: Springhill Suites Hotel-312 Opportunity Parkway** The petitioner is requesting approval for a Development Plan for the construction of a hotel with conference center within Progress Park.

E. Beaty gave the staff report. He first advised that this petition also went to the BZA in November and was approved for a conditional use. The lot where this is to be built is west of the Speedway Gas station and to the north of Elanco. The hotel will be 4 stories in height with 108 rooms. There will also be a conference center, lounge, workstations, pool workout room and outside patio. There will also be a prep kitchen within the conference room and storage and restrooms close by.

There will be approximately 150 parking spaces, with 6 of them being EV charging stations. Handicap parking will be located in front and back of the hotel. There will be no semi-truck parking allowed at the hotel.

The petitioner has also agreed to build a sidewalk along the front property line of the hotel for future access to surrounding properties.

There is a gas line and drainage easement on the north and west sides of the property. The front setback line is increased, which will allow for a taller building height of 59 feet. There will also be 2 driveway entrances to the hotel and a stub out to the east for future development.

Staff is recommending approval with the conditions listed in the staff report.

J. Lowder asked about drainage from the property to the north, as that resident has had many issues in the past with drainage. P. Gensic came forward and was sworn in. He states that there is an existing swale for drainage and they will be installing a new storm drain in that location that will assist the resident with drainage. He said they will also have water quality structures in place as well.

C. Cooper asked if they will replat or do a lot line adjustment. P. Gensic said he would like some flexibility for lot lines due to not knowing what the future parking needs will be so they can be adjusted in the future if and when needed.

P. Gensic stated that Springhill Suites is a Marriott Brand and that all rooms are suites. He reviewed the amenities and stated that he is working with the departments on any corrections that need to be made to the development plan. He stated the petitioner is glad to meet all conditions listed by staff as well.

J. Lowder asked if this hotel would be the same as the one being built at the Gateway Park. P. Gensic advised they are not the same.

P. Richardson asked about the signage for the property. She asked how they would make themselves known if they were to not have many signs.

Andrew Jeter Petitioner, came forward and was sworn in. He stated that their goal is to not be a drive-up hotel. Their advertisement is mostly by word of mouth. He also stated that prior reservations are required for a stay at the hotel. There will be no billboards along the interstate either.

Mr. Dan Leary, resident, came forward and was sworn in. He stated that he lives to the north of the property and is the property owner that has drainage issues. He is concerned with increased drainage. He said he paid to have a swale dug a few years ago. There is an 8-inch tile that runs 1400 feet to Potts Ditch. He said it is only 8 feet deep now due to all the building up of the area and it’s not working any more.

P. Richardson asked if Mr. Leary had spoken to anyone at the City since the BZA meeting and he said he has not. P. Gensic advised he has been working with the Stormwater Coordinator and they do not want to create more issues for the resident.

A motion was made by P. Richardson and seconded by K. Baker. Motion carried 9-0.

A motion was made to adjourn by M. Terry and seconded by J. Lowder. Motion carried 9-0.